

Lease

2708 Northeast 21 Way

2708 Northeast 21 Way Gainesville, FL 32609



PROPERTY DESCRIPTION

Industrial building with approximately 1000 SF conditioned office space. Space features grade level bay doors. Private fenced yard is possible to install based on Tenant needs.

PROPERTY HIGHLIGHTS

- Prime location in Gainesville, FL
- Close proximity to major highways
- Large warehouse with grade-level bay doors
- Conditioned office space

OFFERING SUMMARY

Lease Rate:	\$12.75 SF/yr (NN)
Pass Thru Rate:	\$2.25/SF
Available SF:	3,080 SF
Zoning:	I-2
Lot Size:	0.31 Acres
Traffic Count:	23500 AADT (Waldo Rd)

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	139	461	1,665
Total Population	428	1,430	4,677
Average HH Income	\$39,393	\$43,225	\$59,514

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**COLDWELL BANKER
COMMERCIAL**
M.M. PARRISH REALTORS

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Craig Carter, Dean Cheshire, and Michelle Carter make up the CRE Pro Team. Their complementary skillsets make them formidable allies who will go the extra mile to bring closure for their clients. All three have been business owners in Alachua County for many years, which gives them insight into local laws and code requirements, relationships with folks within the industry, and a deep understanding of the needs of businesses and investors.

- **Highly Specialized:** 100% of their focus is commercial real estate.
- **Consistent Producers:** Awarded “Top Two” status for being in the top 2% of Coldwell Banker Commercial Realtors nationwide in 2023, with multi-million-dollar production year after year.
- **Global Resources:** The Team has the backing and longevity (since 1906) of Coldwell Banker Commercial agents and database assets around the U.S. and the world. Their brokerage, M.M. Parrish Realtors, who have been in our community since 1911, gives the CRE Pro Team local knowledge and global influence to make them a force in the commercial real estate market.
- **In-the-Know:** As members of the largest MLS in the state of Florida, the Team deploys listings on all the major commercial sites, including Loopnet/Costar, Crexi, CBC Worldwide, and more. Their strength in networking and regional relationships can bring off-market deals to their clients.
- **Anticipating Needs and Fixing Problems:** The Team identifies potential roadblocks before they become your problem and harnesses their resources to bring your deal to completion.

Call to see what the CRE Pro Team can do for you!

